REDMAN CASEY ESTATE AGENTS

73 Victoria Road, Horwich, Bolton, Lancashire, BL6 5ND

Offers In The Region Of £189,995

Stunning three bedroom mid terraced house offering excellent accommodation with has been sympathetically modernised by the current owners to provide a fantastic family home. Viewing is essential to appreciate all that is on offer.

- Superbly Presented Family Home
- Three Generous Bedrooms
- Stunning Bathroom
- Two Spacious Reception Rooms
- Large Fitted Kitchen
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Stunning three bedroom mid terraced property offering fantastic accommodation with two spacious reception rooms, three generous bedrooms and superb fitted kitchen and bathroom. The property is a credit to the current owners who have sympathetically renovated the property throughout to provide a wonderful family home. The property comprises :- Porch, hallway, lounge with feature fireplace and wood burning stove, dining room / sitting room with wood burner, kitchen fitted with a range of base and wall units with built in and integrated appliances. To the first floor there are three bedroom (2 double and a single) and a feature bathroom with roll top bath. Outside there are gardens to the front and courtyard to the rear . Viewing is essential to appreciate all that is on offer from this property.

Porch
Quarry tiled flooring, Composite entrance door with feature stained glass double glazed unit over, door to:

Entrance Hall
Carpeted stairs to first floor landing, door to:

Lounge 14'8" x 12'4" (4.47m x 3.77m)
UPVC double glazed bay window to front, feature fireplace with stone surround and slate hearth, cast- iron solid fuel burner stove with glass door in chimney, double radiator, coving to ceiling.

Dining Room 13'3" x 12'6" (4.05m x 3.81m)
UPVC double glazed window to rear, fireplace with feature brick built surround and flagged hearth, cast- iron wood stove with glass door in chimney, radiator, oak flooring, door to:

Cupboard
Coving to ceiling, built-in under-stairs storage cupboard.

Kitchen 16'10" x 8'0" (5.13m x 2.43m)
Fitted with a matching range of base and eye level units with underlighting, drawers and contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated washing machine, space for fridge/freezer and dishwasher, built-in range with extractor hood over, two uPVC double glazed windows to side, double radiator, laminate tiled flooring, uPVC double glazed door to rear.

Landing
Door to:

Bedroom 1 12'4" x 16'2" (3.76m x 4.93m)
UPVC double glazed window to front, small uPVC double glazed window to front, two double radiators, coving to ceiling.

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Bedroom 2 13'5" x 10'2" (4.10m x 3.10m)
UPVC double glazed window to rear, double radiator.

Bedroom 3 8'7" x 8'0" (2.61m x 2.44m)
UPVC double glazed window to rear, double radiator.

Bathroom
Recently refitted with three piece white suite with roll top bath with ornamental feet, shower over and glass screen, pedestal wash hand basin and high-level flush WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to side, tiled flooring.

Outside
Front garden, enclosed by dwarf brick wall and mature hedge to front and sides with gravelled area and paved pathway leading to front entrance door, wrought iron gate. Rear courtyard, paved sun patio, brick-built storage shed, enclosed by brick wall to rear and side, rear gated access.

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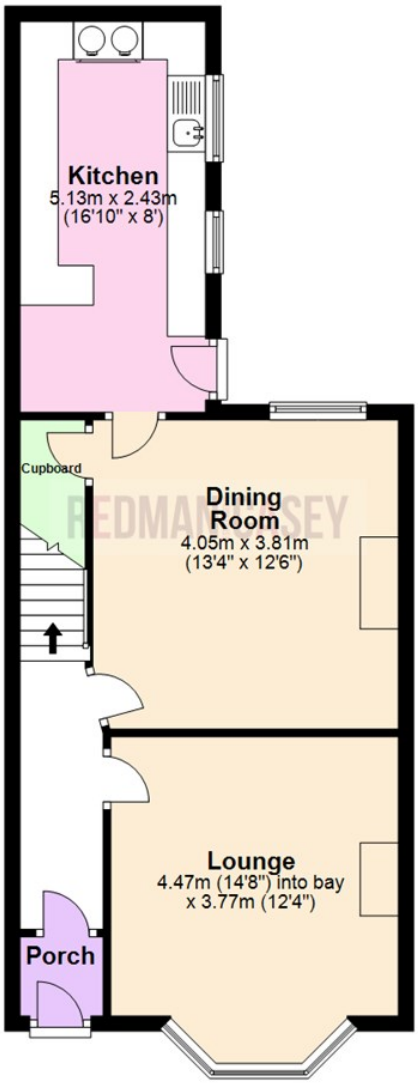
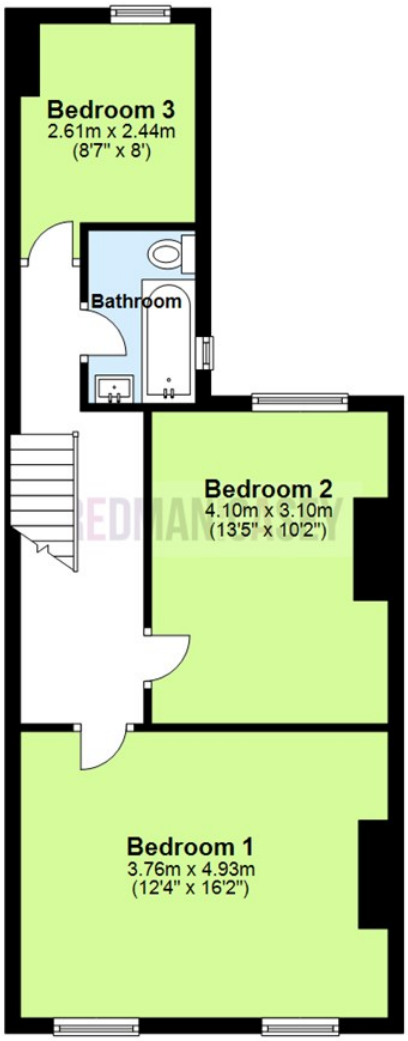
Ground Floor

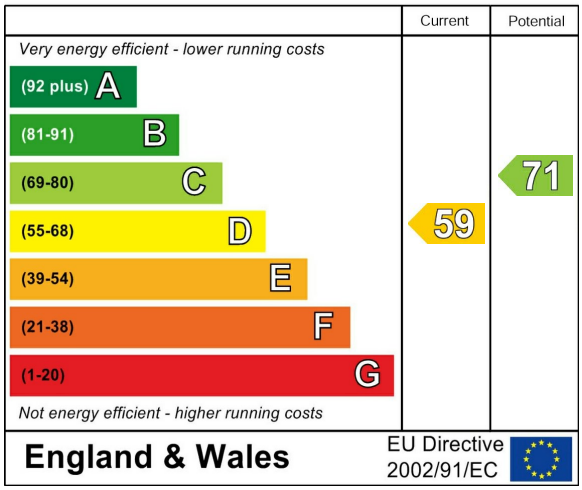


First Floor

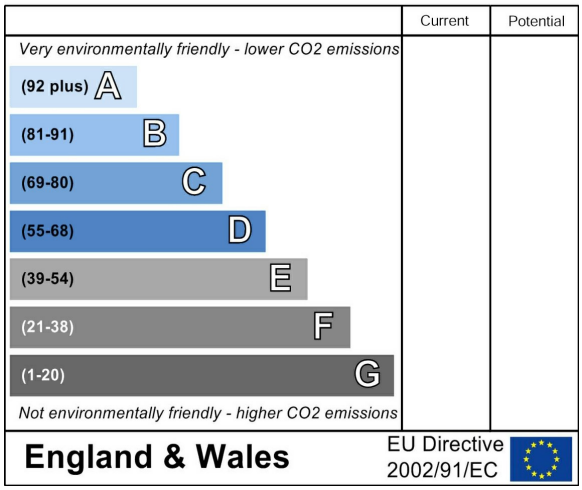


The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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